

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING CHAPTER 25-2 (ZONING) OF THE CITY CODE  
2 RELATING TO THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO)  
3 DISTRICT.  
4

5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
6

7 **PART 1.** Subsection (D) of City Code Section 25-2-754 (*Use Regulations*) is  
8 amended to read as follows:

9 (D) Local uses are permitted in any base district, subject to the limitations of this  
10 subsection.

11 (1) In the outer west campus subdistrict, local uses are not permitted in a  
12 residential base district unless the property:

13 (a) has a permitted building height of 75 feet or greater; or

14 (b) is zoned historic and has a permitted building height of 65 [~~60~~]  
15 feet or greater.

16 (2) Except as provided in Paragraph (3), up to 20 percent of the gross  
17 floor area of a site may be used for local uses. At least one-half of the  
18 gross floor area of the local uses must be located at street level and  
19 accessible from a pedestrian path. In determining these percentages, a  
20 nonresidential use that is accessory to the principal residential use or  
21 located in a historic landmark is excluded from the gross floor area of  
22 the local uses.

23 (3) Up to 100 percent of the gross floor area of a structure may be used  
24 for local uses if the structure:

25 (a) is a historic landmark and is located entirely in a subdistrict  
26 having a permitted building height of 65 [~~60~~] feet or greater;  
27 [~~0~~]

28 (b) was constructed before September 13, 2004, contains less than  
29 10,000 square feet of gross floor area, is less than 65 [~~60~~] feet  
30 in height, and is located in the inner west campus or Guadalupe  
31 subdistricts; [~~0~~]

32 (c) is less than 65 feet in height and located on:

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- (i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;
- (ii) Martin Luther King, Jr. Blvd. between Guadalupe Street and Rio Grande Street; or
- (iii) 24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street.  
~~[Rio Grande Street between 23rd Street and 24th Street;~~
- ~~(iv) 23rd Street between Guadalupe Street and Rio Grande Street; or]~~
- ~~(v) 24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street.~~

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, 2012      §  
    §  
    §  
    \_\_\_\_\_  
    Lee Leffingwell  
    Mayor

**APPROVED:** \_\_\_\_\_  
    Karen M. Kennard  
    City Attorney

**ATTEST:** \_\_\_\_\_  
    Shirley A. Gentry  
    City Clerk